

Notice having been posted, and proof of publication of notice in the *Times Herald Record* having been furnished, a Public Hearing held before the Town Board of the Town of Tuxedo on Monday, September 8, 2008, at the Town Hall, One Temple Drive, Tuxedo, New York, was called to order by Supervisor Peter M. Dolan at 8:45 p.m.

Town Board Members Present:	Mr. Peter M. Dolan	Supervisor
	Mr. Daniel Castricone	Councilperson
	Mr. Thomas Darling	Councilperson
	Mr. Gary Phelps	Councilperson
	Ms. Lisa Spivak	Councilperson

Town Board Members Absent: None

Other Town Officials Present: Donald G. Nichol, Esq., Town Counsel; Mr. Daniel J. Carlin, Police Chief; Mr. Patrick Welsh, Police Sergeant; Mr. Joseph P. Tripoli, Sr., Highway Superintendent; Mr. David Maikisch, Building Inspector; Mrs. Susan Goodfellow, Planning Board Member; Mr. Francis Peverly, Zoning Board of Appeals Chairman; Messrs. Darrin Maynard and Andrew Rogers, Zoning Board of Appeals Members; Ms. Bonnie Franson, Town Planner; and Mrs. Elaine M. Laurent, Town Clerk.

The meeting was opened by a pledge of allegiance to the flag.

The purpose of the Public Hearing was to hear comments regarding the Draft Comprehensive Plan Update, a copy of which is available at the Town Clerk's office at Town Hall, on the Town's website at [www.tuxedogov.org](http://www.tuxedogov.org), and at the Tuxedo library.

Councilperson Castricone read aloud the following statement:

*"First, I wish to thank Supervisor Dolan for appointing me to this project, former Councilman Andy Siegel for his help during the project, the rest of the current and former board for their suggestions and support, and to our terrific Town Planner, Bonnie Franson, for her tremendous effort in pulling this all together.*

*"The town last updated the comprehensive master plan in 1972. That plan envisioned large-scale office parks and industrial uses. Since then, large portions of the town have been dedicated to State parkland. This process, while preserving the rural character and small-town feel of our town, has also presented us with unique challenges. Our neighborhoods, rather than flowing from one to another, are instead a series of islands separated from one another by forested parklands. While respecting the uniqueness and independence of the Village of Tuxedo Park, wherever possible, this plan contemplates linkages between neighborhoods between recreational facilities.*

*"It is our intention to integrate the Tuxedo Reserve Development into the community in a way that serves to unify the town, rather than create another island.*

*The primary goal of the plan is to maintain the rustic, small-town feel of our community while providing for planned growth that respects the environment and adds needed services, opportunities and community recreation facilities.*

*"You may ask, 'How are we going to pay for all this?'*

*"We ask you to remember what the purpose of the plan is. The plan mandates nothing on its own. What it does mandate is that future decisions about zoning and land use are consistent with it. It is a map that the Planning Board, the Zoning Board, the ARB, the LDC and future Town Boards can follow in order to consistently implement the desires of the people of our town in their decisions. It is a document that prospective developers can use to determine what kinds of development will be considered in the Town of Tuxedo, and it is a powerful tool in applying for, and receiving, federal, state, county and private grants.*

*"We look forward to hearing whatever comments you may have, be they positive or negative, but what we really wish to hear are your suggestions for improvement and any ideas you may have about future land use, especially for the ski center/Ren-Faire tract, the Arden tract and the Route 17 corridor.*

*"Thank you."*

**PUBLIC HEARING  
DRAFT  
COMPREHENSIVE  
PLAN UPDATE**

Supervisor Dolan requested any comments.

The following persons read from prepared statements, copies of which are attached to these minutes: Susan Scher, Patty Wooters, Mary Yrizarry and John Kwasnicki.

Mr. Mike Oslacky, whose property on River Road is nearby SOS Fuels, expressed concerns that the buffer between East Village Road and SOS seems to have vanished recently. He asked that the Board assure that the Comprehensive Plan preserve the buffer. Ms. Franson advised that much of the land in that area is in a flood plain and is environmentally constrained as regards commercial use because of wetlands. Councilperson Castricone advised that no changes are contemplated that would increase commercial use there.

Mr. Bill Clark of Grove Road voiced dissatisfaction with the Town's placement of fill in wetlands at the Powerhouse. Councilperson Phelps advised that the Town had dispersed topsoil in the floodway, but that was redistributed so as not to interfere with the floodway. The NYS Department of Environmental Conservation inspected the entire Powerhouse site and approved the conditions.

Mr. Andrew Berish, President of the Tuxedo Silver Dollars senior citizen group, congratulated the Town on a very comprehensive plan. He noted, however, that he saw no provisions for a senior facility and asked that that be addressed.

Mr. Jake Lindsay of Tuxedo Park stated that he noticed that the draft plan update recommends a change of the designation of the road linking the proposed Tuxedo Reserve development to South Gate Road from "emergency" to "full" access. He pointed out that this would be in direct contravention of an agreement among the developer, the Tuxedo Club and the Village of Tuxedo Park which expressly commits the road to emergency-access-only status. He maintained that reference to this and another agreement between the Village and the developer be included in the Town's comprehensive plan.

Mrs. Dale Mottola, President of the Tuxedo Chamber of Commerce, stated that transportation desperately needs to be focused upon. Tuxedo has been ignored under the Orange County-funded bus program, although the Town could make considerable use of busing (e.g., for residents of Tuxedo Place, for seniors and youngsters and for the ski center and Renaissance Faire). She recommended that inception of the jitney service proposed for Tuxedo Reserve be accelerated to begin earlier in the project. Mrs. Mottola next commented on the commercial viability of the Town, suggesting that the Comprehensive Plan include a map of commercially-zoned land, whether vacant or occupied, which she believes would be very helpful for existing and proposed uses. With respect to parking in downtown Tuxedo, Mrs. Mottola suggested that 10 to 15 spaces currently utilized as resident parking at the train station be designated as parking for shoppers. Regarding housing, she expressed the need for more emphasis on housing that is affordable to seniors and young families. Lastly, Mrs. Mottola expressed her appreciation that the draft plan update contains a statement of commitment to working with business owners.

Supervisor Dolan requested any further comments. There were none.

It was the consensus of the Town Board that the public hearing remain open.

**RESOLVED**, motion made by Supervisor Dolan, seconded by Councilperson Spivak, that the Public Hearing on the Draft Comprehensive Plan update remain open and be continued on a date to be announced.

<b>Adopted:</b>	Councilperson Daniel Castricone	Aye
	Councilperson Thomas Darling	Aye
	Councilperson Gary Phelps	Aye
	Councilperson Lisa Spivak	Aye
	Supervisor Peter M. Dolan	Aye

The Public Hearing was recessed at 10:00 p.m. and will be continued on a date to be announced.

Respectfully submitted,

Elaine M. Laurent, Town Clerk